

ARTICLE IX: EXCEPTIONS AND MODIFICATIONS

900 Lot of Record

Where the owner of a lot does not own sufficient land to enable him to conform to the minimum lot area, width and street frontage requirements of this Ordinance, such lot may nonetheless be used as a building site, provided that said lot dimensions and frontage are not more than forty-five (45) per cent below the minimum specified in this Ordinance. Where the forty-five (45) per cent dimensional and frontage waiver set forth in this section does not provide sufficient relief in order to build, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Ordinance, in accordance with variance provisions established by this Ordinance. (amended 1-17-19)

901 Adjoining and Vacant Lots of Record

A plot of land consisting of one or more adjacent lots in single ownership, where one or more or [are] less than the lot standards of this Ordinance, such group of lots shall be considered as a single lot or several lots of minimum permitted size, and the lot or lots in one ownership shall be subjected to the requirements of this Ordinance.

902 Front Yard

The front yard requirements of this Ordinance for Residential Districts shall not apply to any lot where the average depth of existing front yards on developed lots, located within one hundred feet on each side of such lot and within the same block and zoning district and fronting on the same street as such lot, is less than the minimum required front yard depth. In such case, the minimum front yard shall be the average of the existing front yard depths on the developed lots.

903 Setback Exceptions on Residential Lots

Accessory Structures for residential uses may be located in the rear yard setback no closer than five feet from the property line. Such structure locations require approval from the Zoning Administrator.

904 Exception on Height Limits

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, windmills, chimneys, smoke stacks, derricks, conveyors, flag poles, radio towers, masts, and aerials.

905 Group Housing

In the case of a group housing project of two or more buildings to be constructed on a plot of ground of at least one acre not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this Ordinance to the individual building units in such housing projects, an exception to the terms of this Ordinance may be made by the City of Georgetown Zoning Administrator in a manner that will be in harmony with the character of occupancy and which would result in an intensity of land use no higher and a standard of open space no lower than that permitted by this Ordinance in the district in which the project is located, or a smaller area per family than the minimum required in such district, or a greater height or a larger coverage than the requirements of this Ordinance permit in such a district.

906 Buildings and Structures Allowed in Front of the Principal Building.

The requirement that all accessory buildings and structures are required to be located behind the principal building shall not apply to fences, gasoline service station fuel pump canopies, and signs.

907 Exception for Buildings in the Core Commercial District.

The limitation of not more than four separate commercial establishments in one structure containing a total of not more than 7,500 square feet of floor area shall not apply to buildings in the Core Commercial District.

908 Existing Mobile Homes in the R5 Zoning District

Any mobile home or manufactured home, as those terms are defined in Art. III, 334, 335 of the Zoning Ordinance, that is located within any R5 District may be subsequently replaced with a new manufactured home provided the replacement is permitted within **six months** from the date of removal of the existing unit. A new manufactured home is defined as one that is purchased from a dealer and has never been titled before.

909 Exceptions for Existing Residential Footprints

Any single-family dwelling unit (not including mobile or manufactured homes) on any undersized, residentially zoned, lot of record (see Article VIII) that is scheduled to be demolished and rebuilt due to dilapidation, substantial damage, or other acts of God, may subsequently be rebuilt within the existing footprint of the former single-family dwelling unit on said parcel (primary structures only). This shall not apply to dwellings that are over the property line. Property owners should make every attempt to rebuild outside the required setbacks. This exception shall only apply to single-family dwellings when the following requirements are met:

- a survey of the original dwelling showing the existing footprint must be made prior to demolition, and
- construction for the new dwelling must start within six (6) months of demolition (ref. 400.3), and
- all other regulations of this ordinance shall be met.

The new site plan shall be reviewed and approved by the Zoning Administrator.

Editor's note (Ord. of 2-19-04) (added Article IX, Section 903 ord. of 4-21-11) (Ord. of 3-20-14) (Ord. Section 900 amended 1-17-19) (Ord. Section 909 amended 2-18-21)